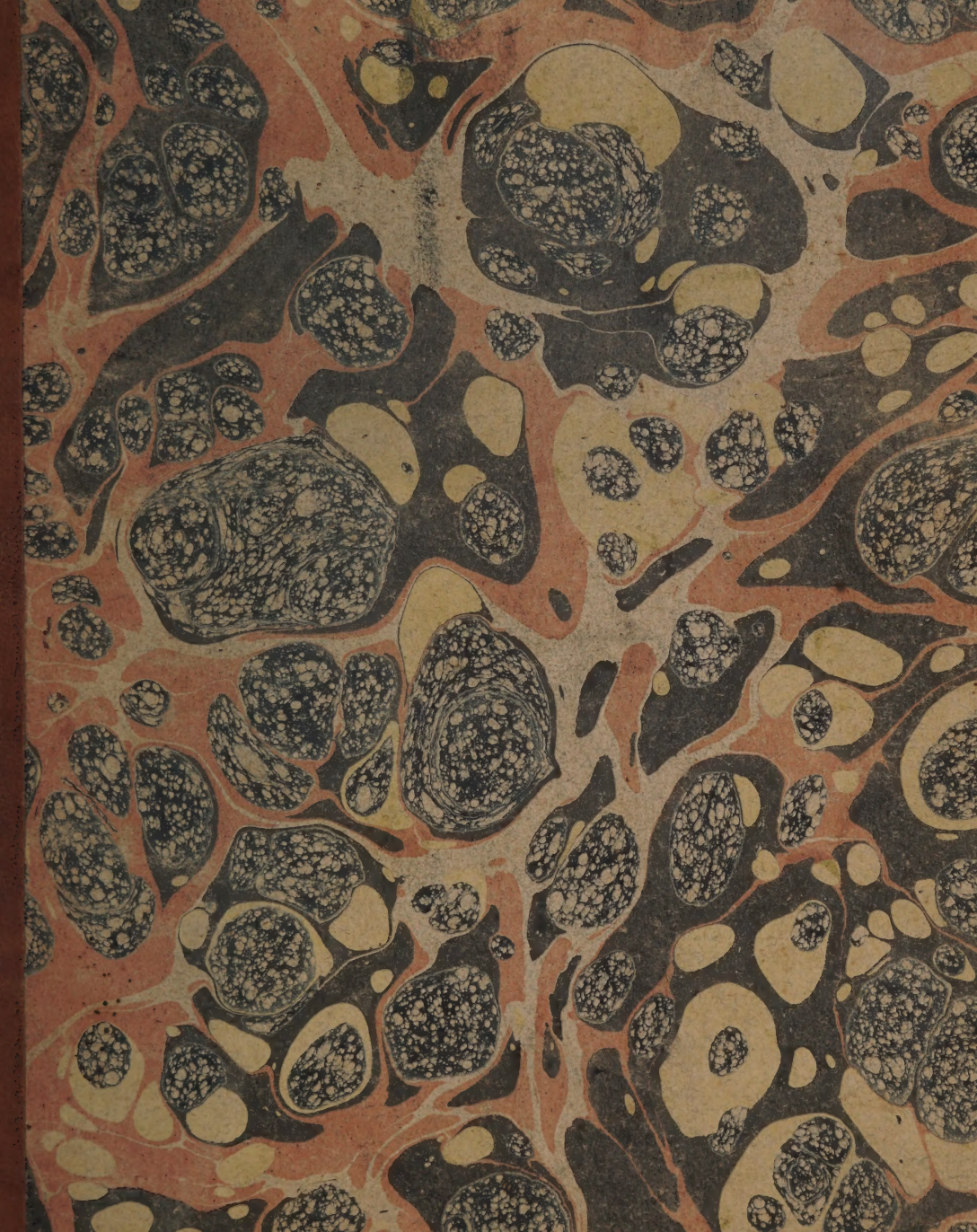




229
444

February 1815. It was agreed
between Dan Huntington & C. P. Phelps
that the personal Estate of my late father,
excepting the household furniture,
should be divided between us -
And that the Real Estate should also be
divided for occupancy in as equal
portions as possible as to value. ~~f~~
~~and~~ And it was the mutual under-
standing of the parties, expressly declared
that all improvements whether in Build-
ings or otherwise made by either of the
occupants upon his part of the Estate
should be secured & held exclusively for
the benefit of such occupant; whatever
different arrangement might hereafter
take place respecting the final divi-
sion of said Estate.

Turn over

In pursuance of the foregoing agreement
the Estate has accordingly been divided
That portion of the

Real Estate

which ~~falls to my use~~ I Cha. P. Phelps
have agreed to occupy & improve
is bounded north on a line running from
Wm. Dickinson's land on the hill (east of
the old Tan yard) in a westerly direction
through the center of the large Elm Tree,
standing in the road about Twenty Rods
South of the manfin house, to a maple
Tree on the River bank marked P H
on opposite sides, & on to the River; including
all the farm South of said line, excepting
a lot containing about five acres lying
south of the road leading to Amherst, and
contiguous to land of Azariah Dickinson.
which said lot is intended for Cha. P. Hitch-
cock in case he complies with the wishes

of our late father till the age of twenty
one years, & is ~~the main time~~
to be improved ^{one half of the time} by Dan Huntington,
the other half by myself.

I am also to improve about twenty acres
at the northwest corner of the Estate,
beginning at the Upper Forty acres on the
River & running south about thirty eight
Rods - thence Easterly through a maple
Tree on the Bank marked P.H. in a
line parallel to the line first named
to the Road, or high way, near an oak
stump - thence northerly on what is
calculated to become the new mill Road
to the north line of the farm - thence by
the upper forty acres fence to the River.

I am also to occupy all that part of
the Mountain Farm including wood
land, which lies between the Amherst
Road leading from Hibbard's, & the

Westerly Line of the Ben pasture (so called),
continued through the woods to the
Southernly Boundary of the Estate, as run
by Mr. Fitch Surveyor in Apr. 1875.

(The Residue of the Homestead & Mountain
Farm is to be occupied & improved by
D. Huntington on his own account
& at his own expense.)

The following is a List of the

Personal Effects
falling to my share viz,

Gains	valued at	35.0
Satt Park	" " " "	25.0
Beef	" " " "	20.0
Cider	" " " "	10.0
Cheese	" " " "	10.0
		<u>\$ 100.0</u>

Farming Tools &c.

1 Dutch plough	"	4.0	2. Cradles	50
1 Corn do.	"	3.0	1. Break	1.0
1 Seed harrow	"	4.0	1. Peck measure	15
1 Cart 15.0. Wagon & harness		35.0	1. 1/2 do. " do.	10
1 Sleigh &c. 10. & sled 5.0	"	15.0	3. meal bags	1.0
3 Axes 4. - 1 foot axe 1.	"	5.0	1. Steel trap	1.0
3 Hoes 1. 1 Scythe 1.	"	2.0	2. Iron wedges	50
3 Sickles	"	1.50	2. Butte rings	25
1 Brush scythe	"	.50	2. Drawing knives	50
1 Iron shovel	"	.75	1. Old hay knife	50
1 do spade	"	.75	1. Hay hook	50
4 Pitch forks	"	3.0	1. Auger & chisel	50
1 Dunk fork	"	.50	3. Iron cleavers & spurs	75
1 Yoke	"	1.50	1. Hammer & Crow	50
1 Chain	"	1.50	2. Nail gimblits	15
3 Rakes	"	.50	2. Burning hons	10
1 Flail	"	.50	Old Iron	7.0
1 Corn fan	"	4.0		15.0
1 Flaxseed screen	1.0		Brot up	85.0
1 Cart Rope	"	1.0		\$ 100.0
		\$ 85.0		

Stock

1 Lined back Cow, valued at,	25.0
1 Brown Cow " (old) "	25.0
1 Brown heifer " (young) "	25.0
1 Brindled do. " "	25.0
1 Yellow do. (sold) "	25.0
1 Pair 3 year old Steers "	40.0
1 Brindled 2 year old steer "	15.0
1 do. " do. " heifer "	15.0
1 Speckled do. " Steer "	12.0
1 Bobtailed do. " Steer "	10.0
1 Red " do. heifer "	8.0
1 Black Mare " " "	40.0
4 Hogs " " " "	35.0
21 Ewes & q.	300.0
4 Wethers } " " "	100.0
	400.0
Grain & Sundries " "	100.0
Tools &c. " " "	100.0
	\$ 600.0

Also 2 merino Ewes " (See merino Book)

In consequence of my mother's continuing to occupy the manfion house, & making part of Br. Huntington's family - & being furnished by him with the keeping of a horse & Cow for her own use - I am to pay him in the produce of the farm fifty Dollars in April 1816 for this current year. She is also to be supplied at our joint expense with a Cow, horse, chaise & harness -

My Mother having given up her third of the Sheep, which had been set off to her, viz. nine sheep & three lambs to me, & eight sheep & two lambs to Brother H. it is agreed this 24th of May 1815, that she shall receive annually hereafter at the time of shearing one pound of wool for each of the said sheep & lambs - viz. 10 pounds from Br. H. & 12 pounds from me.

(Phaeton & harness not divided)
Divided April 1816.

I have also received the following notes of hand, being my proportion of the outstanding debts due my father (the residue having been delivered to Bro. Huntington). viz,

	George Hibbard's note settled	8. 16
12.39 p ^d	Thaddeus Hibbard's "settled	11. 99
3.57 p ^d	Daniel Bartlett's "settled	4. 90
2.50 p ^d	Dan ^l . Bartlett p ^r 's "settled	2. 50
Added in } New Note }	Calvin Marsh's " settled	3. 37
New Note	Simon Smith's " settled	12. 0
		\$ 42. 92

1815

Octo. 30. On settlement of my father's Estate with Bro. Huntington after payment of all the debts there is a balance left of 453.60 one half to myself is 226.80
(The other half paid him.) \$ 269.72

1816

Novemb^r. 14. I having kept my mother's house half of the
time since April last, I having furnished
her with wood 4 months - it is agreed
between D. Huntington & my self - that I shall be
exonerated from any further expence towards
her maintenance up to the present time, say
December 1. 1816. From which day till Dec^r. 1. 1817
it is agreed that I shall supply her with wood
& candles in full for my proportion of her
support during that Term. Brother Th.
to furnish all the rest - unless she shall
prefer residing in my house - in which case
our respective quotas are to be reversed.

Nov. 14. This day divided the furniture of my late father
excepting the following Articles still retained
by my mother for her use.

- 1 High port bedstead & curtains (yellow) with counterpane
- 2 common bedsteads & 2 beds - one very good - one very bad.
- 1 Mattress - 2 pair blankets - 4 pair sheets -
- 1 Desk & bookcase - 2 Chests of drawers. -

Turn over

6 Leather bottom mahogany chairs - 1 wooden Carpet -
1 oval Looking glass - 1 large Tea Tray - 1 square tea table
1 Silver Tankard - 1 Silver pepper box - 6 Table spoons
& 1 1/2 doz. tea spoons - Silver - & Bed clothing &c.

The above estimated by me to be worth ^{\$}160. -
" Horse - 100\$ Cow - 15 - Chair & Hamps 15 - 130. -
\$290

After my mother's death, which happened Nov. 11. 1817, all her remaining Effects were divided between my sister & myself, except such as were directed by her to be given away - accordingly the Horse, Chair, & Hamps were given to Mr. Hitchcock - the Cow to her Son Charles - & Eleven silver Tea spoons ten vol. of Panoplist's - & a spinning wheel to her daughter Martha.

Mrs Huntingtons Division

1 Carpet	1 pair shears
6 Mahogany chairs	3 Silver table spoons
6 Maple do.	12 do. Tea spoons
1 Low Bedstead	1 do. sugar tongs
1 Chest	1 do. pepper box
2 Chests Drawers	1 glass sugar pot
1 small Trunk	1 Tea table
1 Rocking Chair	1 Light stand
1 Close stool chair	1 umbrella silk
1 Good Bed	1 Iron pot
1 Common Bed	1 do. Skillet
1 Looking Glass	1 pair hatchets
1 Warming pan	1 Grindstone

Chas. P. Phelps' Division

- 1 High port bedstead & curtains *
- 1 Book case & desk
- 1 Large trunk
- 1 Small do.
- 1 Rocking Chair
- 1 Mattress
- 2 Sets knives & forks
- 1 Sugar Cutter
- 1 Silver Tankard
- 3 do. Table spoons
- 1 Large Tea Tray } *
- 1 China Tea Set } *
- 1 Old Carpet
- 1 Sleigh
- 1 Side Saddle
- 1 Horse blanket
- 1 Toasting Iron
- 1 pair large steel yards
- 1 pair hatchets

* These three articles given
to sister Huntington.

Table & Bed linen - Blankets - Clothing &c. - &c.
Divided between us the last of November 1818.

In the Month of December 1817 the survey of the Farm belonging to my late Father & mother was completed - and a final Division of the same made between D. Huntington & his wife on one part, and Myself on the other part. by an Arrangement presumed to be perfectly satisfactory to both parties - as will appear by our ~~mutual~~ respective Deeds of Release dated January 2^d. 1818.

All my Father's land in the upper forty acres (say 5 acres) was conveyed to Mr. Hitchcock immediately after his death, according to his direction - and the piece adjoining the Amherst Road & A. Dickenson's heirs (say 5 acres more) is according to his request to be conveyed to Chas. P. Hitchcock on the 27th Jan^y. 1819 - the day he comes of age.

C. P. P.

In Memory of
Deacon
Charles Phelps,
who departed this Life
in the firm hope
of a better,
December 4.th 1814
in the 72.^d year
of his age.

In Memory of
Mrs Elizabeth Phelps,

Relict of
Deac^r. Charles Phelps,

who closed a life of Christian resignation,
and exemplary piety,

Nov^r. 11th 1817

in the 70th year of
her age.

